

### **Open Market (Standard Terms) Sales Approach – Terms and Conditions**

1. Deposit/Closing Date/Possession/Adjustment Date:
  - i) 10% deposit due within ten (10) days of offer acceptance.
  - ii) Sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and purchaser.
2. Conditions Precedent:
  - i) Approval of the sale by the Chief Financial Officer, City of Saskatoon.
3. Special Terms and Conditions:
  - i) The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
  - ii) Development on these sites will be required to meet Saskatoon Land's Architectural Controls for Multi-Unit Dwelling Districts.
  - iii) Possession of the site will not be granted until completion of the Architectural Evaluation.
  - iv) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, Sask Energy Incorporated, and any utility agency, any easement, which may be required by any or all of the said agencies at no cost.
  - v) Purchasers are required to demonstrate past experience with completing multi-family projects.